

Barrington Place

BANNER

APR 2024

2024 ANNUAL MEETING OF THE BARRINGTON HOMEOWNERS ASSOCIATION, INC.

The 2024 Annual Meeting of the Barrington Place Homeowners Association, Inc., a Texas Non-Profit Corporation, is scheduled for Thursday, May 16, 2024 at 7:30 p.m. The meeting will be held at the Barrington Place Clubhouse located at 13318 Rosstown Drive, Sugar Land Texas 77478. Please make plans to attend the annual meeting! This is a great opportunity to give feedback or suggestions to the Board of Directors for the community, as well as meet some of your neighbors. If you cannot attend, please complete and return your proxy included in this newsletter. It only takes a minute, and each proxy is important in helping establish a quorum for a successful election. We want our homeowners to get involved in their community. Your input is important and plays a major role in planning improvements around our neighborhood.

\$17,000 DOLLARS IS IN THE HANDS OF THE HOA BUT IT BELONGS TO 60* HOMEOWNERS.

THE HOA IS TRYING TO RETURN THAT MONEY TO THE RIGHTFUL OWNERS.

The HOA annually collects assessments from every homeowner in the subdivision. Sometimes people see the annual invoice and do not realize that if they pay early, they may be entitled to a discount on the regular assessment for prompt payment. They pay in full not realizing that they did not have to, unaware that they are eligible for a discount. Other times, a Title company may make payment when a property is bought and sold and does not tell/educate the new homeowner and the homeowner pays separately. There are first time homeowners, just “learning the ropes” of owning a home, having never dealt with assessments and not sure what is owed. Other times, simple accounting errors lead to small amounts being generated in favor of the homeowner. Language barriers also exist as Barrington Place is a multi-lingual community. So, at this time, there are 60 homeowners out there who have money belonging to them that does not belong to the HOA. The HOA has sent letters, emails, and even called owners and some persons have contacted the HOA and gotten their excess payment back. However, there is still \$17,000 that needs to be returned to the owners. The HOA cannot keep this money under the law. If the homeowner does not collect it, the HOA will eventually have to turn it over to the State of Texas. Prior notices published in the Banner have helped encourage owners to check their payment status to see if they are entitled to get this money. How can you find out if some of this money is yours? One way is to sign up for TownSquare and check your account.

YARD OF THE MONTH IS IN FULL BLOOM!

Yard of the Month contest has begun and will continue through September. Four homes (one in each section of BP) will be chosen every month and will be awarded with a Yard of the Month sign that will be placed in their front lawn all month, along with a \$25.00 Home Depot gift card. The winning homes will be judged by the overall appearance, tidiness and neatness of the home and front lawn. Please note your HOA assessments need to be paid in full in order to participate and be a winner of the Yard of the Month contest.

Barrington Place HOA encourages all residents to take pride in their homes and neighborhood and maintain their yards in such a way that they enhance the overall curb appeal of the entire community.

A slideshow of the Yard of the Month Winners will be available to view on www.barringtonplace.net.

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BP WEENIE ROAST WILL MAKE A SPLASH ON JUNE 29TH

Get ready for a big splash! The Annual Weenie Roast is scheduled for **Saturday, June 29th from 1PM - 4 PM at the clubhouse and pool.** Our annual event will include games, hotdogs, pizza, snow cones, raffles for prizes and gift cards and music from DJ Sherman will be provided. Don't forget your towel and sunscreen!



2024 POOL ID CARDS REGISTRATION

Access to the pool will be available to all Barrington Place residents that are current with their HOA dues and have completed the pool registration form. No Owner/Resident of the Barrington Place Homeowners' Association shall be allowed to enter the pool area unless each and every patron has a current 2024 Photo ID Card issued by the BPHOA. Each pool ID card will be validated each year once criteria noted above is verified. Additional cards or lost pool ID card replacements may be purchased for \$2.00 each. Please complete and return the attached pool registration form for processing. ***Please remember that you will be required to update your pool ID card if the picture is outdated.***

RENTERS: Renters must acquire their landlords' signature for pool ID card registration. Residents will also be required to show proof of residency, i.e., state issued id, utility bill or current lease agreement.

NEW OWNER: Welcome to the neighborhood! To access the pool, you will need to purchase pool ID cards for each member of your family over the age of 3. Please complete the pool registration form and provide payment.

To obtain a 2024 pool ID card, please return the registration form. To complete the registration form electronically, please download the fillable PDF. You can return the form by email to vnavarrete@mascapi.com or simply attach your completed form to a General Request on TownSq - www.barringtonplace.sites.townsq.io. You also have the option to drop off or mail in your form to 945 Eldridge Rd. Sugar Land, TX 77478; or fax to 713-776-1777.

Our office accepts exact cash or checks made payable to **Barrington Place HOA**. Upon verification of a current account balance, MASC Austin Properties, Inc. will validate your existing pool ID cards or contact you with information needed to provide you with new pool ID cards.

Pool ID card registration will be available on the following dates at the office of MASC Austin Properties, Inc. located at 945 Eldridge Rd. Sugar Land, TX 77478:

Thursday, May 23rd 9am-7pm & Friday, May 24th 9am-7pm

Thursday, May 30th 9am-7pm & Saturday, June 1st 10am-3pm

On-site pool ID card registration will be held on Saturday, May 25, 2024 between the hours of 12:00pm- 4:00pm at the Barrington Place clubhouse located at 13318 Rosstown Lane Sugar Land, TX 77478.

Please contact the office of MASC Austin Properties, Inc. at 713-776-1771 for additional information.

BARRINGTON PLACE HOMEOWNERS ASSOCIATION

Managed By:
MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478
(713) 776-1771
www.mascapi.com

Angela Connell,
Property Manager
aconnell@mascapi.com

BOARD OF DIRECTORS

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Ken Langer

Vice-President

James Lucas

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Al Lockwood

At Large

Melanie Cockrell



COMMUNITY WEBSITE:
WWW.BARRINGTONPLACE.NET

OWNERS WHO RENT THEIR HOMES AND WHO HAVE NOT COMPLIED WITH THE BPHOA RULES AND REGULATION POLICY, YOUR GRACE PERIOD IS RUNNING OUT!!!!

Approximately 1 of every 4 houses in Barrington Place HOA is rented out by its Owner. However, many Owners who rent out their houses have not complied with the requirements of the Leasing Rules and Regulation Policy. Those non-compliant Owners were mailed the following non-compliance notice to the mailing address that was provided to BPHOA by the Owner. The non-compliance notices were mailed on March 27, 2024.

NOTIFICATION OF NON-COMPLIANCE & OPPORTUNITY TO CURE NON-COMPLIANCE WITH BARRINGTON PLACE HOMEOWNERS' ASSOCIATION LEASING RULES AND REGULATION POLICY (EFFECTIVE OCTOBER 1, 2023)

You are receiving this Notification of Non-Compliance & Opportunity to Cure Non-Compliance because BPHOA has not received documentation from you that is required under the BPHOA Leasing Rules and Regulation Policy. Notice was given to community to enact a policy after numerous reports of renter and absentee Landlord problems were presented by Members to the HOA. This matter was posted as part of the Agenda for the April 18, 2023 Board Meeting. The Policy was adopted at the duly convened Board meeting of April 18, 2023, and subsequently recorded in the Official Public Records of Fort Bend County, Texas on June 13, 2023. This Leasing Rules and Regulation Policy went into effect on October 1, 2023.

The City of Sugar Land maintains on its website a list of homes in Sugar Land, Texas, which includes homes located in the Barrington Place HOA, that have been issued a rental license by the City.

This information can be found at: https://energovweb.sugarlandtx.gov/EnerGov_prod/SelfService#/home and then using the search bar and typing in the property address. This will bring up a listing of information for the property address entered.

Your home is listed as having a **Rental License** on the City of Sugar Land Website.

At this time BPHOA has not received any information from you in compliance with the Leasing Rules and Regulation Policy. As such, you have not fully met the eligibility requirements for the 2024 Discounted Annual Assessment. Continued non-compliance with the Leasing Rules and Regulation Policy will make you ineligible for the 2024 Discounted Annual Assessment set at \$400.00 and require you to pay the Regular Annual Assessment set at \$800.00 and will additionally mean in the future that you are not eligible for any offered Discounted Assessment for 2025.

Since this is a new policy, you are being given an opportunity to cure this deficiency, to maintain your eligibility for the discounted assessment for 2024 and ensure that you will be eligible for any offered Discount Assessment for 2025.

To Cure your Non-Compliance:

You must fill out a Rental Occupant Checklist that must be completed and returned along with a copy of the fully executed lease within 60-days from the date of the notice. You can redact information concerning the rental amount.

A copy of the Barrington Place Homeowners' Association Leasing Rules and Regulation Policy can be found in several locations. The Policy can be found at the following online sites.

1. barringtonplace.net under the DOCUMENTS TAB, under the subheading All policies, Rule, Etc.
2. TownSquare App at <https://app.townsq.io>
3. Fort Bend County Clerk at Welcome - Fort Bend County Clerk Web Access (fort-bend.tx.us), and in the Official Public Records Tab, Search Real Estate Index sub-Tab, type 2023055447 in the first instrument number box, and press enter.

Included with this letter, you will find Rental Occupant Checklist that must be completed and returned to along with a copy of the fully executed lease.

If you should have any questions or concerns regarding this matter, whether it is applicable to you, please contact Angela Connell at 713.776.1771.

Respectfully, Barrington Place HOA Board of Directors

EASTER EGG HUNT RECAP

On Saturday, March 30th, the Annual Barrington Place HOA Easter Egg Hunt was held on the Summerfield Park lawn. We had amazing weather this time around and a great turnout with so many kiddos ready for some Easter fun. The Easter Bunny made a special appearance to take pictures and pass out candy and toys. A big thank you to Eric Langer, our Easter bunny, with one of the most important jobs! We couldn't have our hunt without him, so we greatly appreciate him coming every year. Be sure to visit the Barrington Place website and see all the great pictures taken from this event. It was a huge hit; and it will definitely be back next year at Summerfield Park on Stancliff Oaks.

We want to thank Angie Villareal for taking the time and helping out at this year's Easter Egg Hunt. Barrington Place HOA is grateful for your willingness to give your time and energy. Volunteers are always welcome to help out at community events!



REMEMBER TO GET ACC APPROVAL BEFORE MAKING IMPROVEMENTS!!!

A lot of homeowners are making changes to their homes without getting ACC approval before making changes. Everyone who bought and/or owns a home in Barrington Place HOA agreed to get ACC approval before making changes whether they know it or not. This is spelled out in the Declarations and in the ACC Guidelines which are recorded in the local property records. Failing to get ACC approval in advance is oftentimes accompanied by the failure to get necessary City permits. Permits usually are needed for reroofing, changing siding, driveway repairs or replacement, foundations repairs, swimming pools, additions, remodels, and outdoor kitchens, patios and patio covers. Permits may also be necessary for water heater replacement, air conditioner replacement, heater replacements, air conditioning ductwork, any electrical circuit work, electrical panel replacements, water line replacements and water softeners. See <https://www.sugarlandtx.gov>. Several homeowners have had to tear down and remove the improvements since City permits were not obtained. While many homeowners submit ACC forms and receive ACC approval before starting work there are some who do not. Sometimes the work is acceptable, and conforms to community standards and the ACC grants approval after the fact. However, the ACC has the right and the duty to enforce deed restrictions and to insist on the removal of the non-conforming improvements at the cost and expense of the owner. The Request for Home Improvement Approval Form (BP ACC Form) can be found online at <http://barringtonplace.net> under the committees tab. Forms can also be requested in person from MASC Austin Properties at 945 Eldridge Road, Sugar Land, Texas 77478, Monday thru Friday, 9AM to 5PM, during normal workdays. Forms can also be mailed to the Homeowner upon request. (<http://www.barringtonplace.sites.townsq.io>)

The phone number for MASC Austin Properties is 713-776-1771 and the fax number is 713-776-1777. Forms can also be requested by email by contacting the ACC Coordinator, Brittany Austin at bwigley@mascapi.com. There is no cost charged to the Homeowner for submitting and review of the BP ACC Form.

TOWNSQ: HAVE YOU SIGNED UP YET?

We encourage all homeowners to sign up for TownSq - an all-in-one mobile app designed to help you connect, collaborate, and stay up to date with Barrington Place - any time on any device. With TownSq, you will be able to check your account balance, make payments online, receive alerts from the HOA management team and much more!

To register your account, on your desktop, visit <http://www.barringtonplace.sites.townsq.io> using a web browser and follow these easy steps to register your account.

How To Register (must be on a Desktop)

1. Click "Log In" on the top right corner
2. Enter your account number
3. Enter your name
4. Click "Sign Up"
5. Click "Need to Register"
6. Enter Barrington Place zip code- 77478
7. Click "Continue"
8. Set your password



2024 Barrington Place HOA Pool Registration

PROPERTY ADDRESS: _____ Occupied By: OWNER ___ TENANT ___ (if tenant is completing form, owner must sign in acknowledgement of registration)
Owner Signature: _____ Date: _____

NAME _____ HOME PHONE _____
 TELEPHONE NUMBER _____ CELL PHONE _____
 EMAIL ADDRESS: _____

Patrons under the age of 14 are not allowed to enter pool area without an adult over the age of 18
ONE POOL ID CARD PER PATRON OVER THE AGE OF THREE (3)

THERE IS NO CHARGE FOR 2024 RENEWAL STICKERS
 NEW OR REPLACEMENT POOL ID CARDS ARE \$2.00 EACH
 POOL ID CARD PAYMENT MUST BE ENCLOSED OR PAID ONLINE THROUGH TOWNSQ PRIOR TO ACTIVATION

<u>NAME OF EACH POOL PATRON</u>	<u>AGE</u>	<u>POOL ID CARD SELECTION</u> <small>2024 Renewal Sticker or New Pool ID Card</small>

EMERGENCY CONTACT PERSON:

NAME: _____ RELATIONSHIP: _____
 PHONE #: _____

I affirm that all information on this application is true, and that all those listed on this form are full-time residents of (HOA) at the address listed above. I also agree that the residents and guests of the household agree to abide by rules and regulations regarding the use of facilities.

POOL ID CARDS WILL NOT BE VALIDATED UNLESS ALL ASSOCIATION FEES ARE PAID IN FULL
 TO OBTAIN A NEW POOL ID CARD OR 2024 RENEWAL STICKER, PLEASE RETURN THE REGISTRATION FORM BY
 MAIL TO MASC AUSTIN PROPERTIES, INC. – 945 ELDRIDGE ROAD, SUGAR LAND, TEXAS 77478 – BY EMAIL
vnavarrete@mascapi.com - BY FAX 713.776.1777 OR ONLINE THROUGH TOWNSQ AT
WWW.BARRINGTONPLACE.SITES.TOWNSQ.IO.

I ACKNOWLEDGE that I have RECEIVED, READ, AND AGREED to the 2024 SWIMMING POOL USE AGREEMENT as a condition to the issuance and acceptance of a Pool ID card.
As previously stated in the 2023 pool form, please retain your pool ID cards for future use

Signature _____ Printed Name: _____ Date: _____

“Pursuant to the Texas Uniform Electronic Transactions Act, an electronic signature is permitted, but not required, as a means of affixing your signature to this document. The act of typing your own name or affixing some other symbol or process hereto with the intent of adopting that name, symbol, or process as your electronic signature shall be sufficient to constitute a valid signature.”

*******OFFICE USE ONLY*******

Homeowner ___ Tenant ___ Current on HOA assessments? _____
 # _____ 2024 stickers and/or # _____ New or replacement Pool ID cards given to resident
 Type of Payment Received _____

NOTES: _____

Processed by: _____ Date _____



BARRINGTON PLACE INCOME/EXPENSES - MARCH, 2024

INCOME		CONTRACT		UTILITIES	
DISCOUNT	-\$3,600.00	CLUBHOUSE CLEANING	\$660.00	ELECTRICITY	\$1,043.58
CERTIFIED LETTERS	\$630.00	EXTERMINATING - MOSQUITO	\$402.80	GAS	\$33.10
INTEREST	\$139.48	LAWN CARE	\$2,700.00	TELEPHONE	\$104.76
LEGAL FEES	\$1,726.36	MANAGEMENT	\$3,025.00	WATER/SEWER	\$438.31
BANK - INTEREST	\$1,056.44	NEWSLETTER	\$2,104.00	TOTAL	\$1,619.75
MISCELLANEOUS	\$180.00	POOL SERVICE	\$1,083.33		
TOTAL	\$132.28	SIGN MAINTENANCE	\$90.00	TOTAL EXPENSE	\$26,677.33
		TRASH	\$61.37		
ADMINISTRATIVE		WEBSITE	\$90.00	TOTAL CASH IN ACCOUNTS	\$1,121,571.97
CERTIFIED LETTERS	\$450.00	TOTAL	\$10,216.50		
COPIES	\$393.44				
LEGAL - CORPORATE	\$112.50	MAINTENANCE			
LEGAL - INDIVIDUAL	\$1,726.36	LANDSCAPE	\$10,975.00		
MINUTES	\$100.00	POOL	\$475.00		
OFFICE	\$290.05	TOTAL	\$11,450.00		
POSTAGE	\$318.73				
TOTAL	\$3,391.08				

Now Hiring!



You Only Have To Be 15 Years Old!

Lifeguards Wanted!

Scan this code or go to www.tinyurl.com/SWPPreApp to apply!



Filling Positions For:

- Lifeguards
- Assistant Managers
- Managers
- Swim Instructors

Flexible Schedules • Great Pay • Close to Home

Discounted Certification Classes Offered!

Call or text (281)988-8480 for more information!

www.sweetwaterpoolsinc.com



NEED VOLUNTEERS/ COME TO MEETINGS

Every year the community has an opportunity to make their voices heard. On Thursday, May 16, 2024, the Barrington Place Homeowners' Association (BPHOA) will hold its Annual Meeting at the clubhouse at 13318 Rosstown, at 7:30 p.m. On that date the membership will elect 2 Board of Director positions currently set to expire on May 16, 2024. There are many ways you can help make Barrington Place a better community by volunteering. Volunteers are always welcome. Help judge yards of the month and Christmas and Halloween decorations. Join the Architectural Control Committee and help have a say so in how the neighborhood looks. Come help with the planning of budgets and learn how and why your money is being spent. Take that first step and come to the monthly Board meetings! You can learn a lot. No question is a stupid question to ask.

Barrington Place HOA
 c/o MASC Austin Properties
 945 Eldridge Road
 Sugar Land, TX 77478

PRSR STD
 US POSTAGE
PAID
 HOUSTON, TX
 PERMIT #8327

IMPORTANT NUMBERS

Emergency	911
Police Department	(281) 275-2020
Fire - EMS Department	(281) 275-2873
Officer Reid, Crime Prevention Officer	(281) 275-2578
City of Sugar Land/Information/Complaint/etc	311
Animal Services	(281) 275-2181
Poison Control	(800) 764-7661
Sugar Land Municipal Court	(281) 275-2560
Fort Bend Courthouse	(281) 342-3411
Councilman, Mayor's Office, City Manager	(281) 275-2700
Sugar Land Public Works/Trash Pickup	
Republic Services:	(713) 726-7307
Development Services /	
Ordinance/Code enforcement	(281) 275-2170
Water Operations & Information	(281) 275-2450
Recycling Center	(281) 275-2450
MASC Austin Properties, Inc.	(713) 776-1771

BARRINGTON PLACE HOA, INC. 2024 POOL SCHEDULE

May 24th- August 4th

MONDAYS	CLOSED
TUESDAYS	11 AM - 9 PM
WEDNESDAYS	11 AM - 9 PM
THURSDAYS	11 AM - 9 PM
FRIDAYS	11 AM - 9 PM
SATURDAYS	11 AM - 9 PM
SUNDAYS	12 PM - 8 PM

Exception:

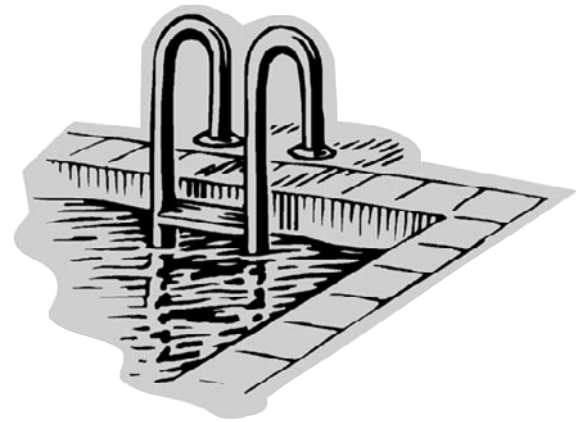
MONDAY	27th	Memorial Day	11 AM - 9 PM
TUESDAY	28th		CLOSED

August 10th- September 29th (WEEKENDS ONLY)

MONDAYS – FRIDAYS	CLOSED
SATURDAY	11 AM - 9 PM
SUNDAY	12 PM - 8 PM

Exception:

MONDAY	2nd	Labor Day	11 AM - 9 PM
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Any child under 14 years old must be accompanied by an adult over 18 years of age

Two (2) guests per pool ID card allowed to enter with a BPHOA Resident with a current pool ID card

All patrons & guests entering the pool must also sign in